076.0	0005	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	866,700 / 866,700
					USE VALUE:	866,700 / 866,700
					ASSESSED:	866,700 / 866,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RADOCHIA ROBERT J & JOYCE H
Owner 2:	TRS/45 COLUMBIA RD REALTY TR
Owner 3:	
Street 1:	45 COLUMBIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RADOCHIA ROBERT J & JOYCE H -
Owner 2:	-
Street 1:	45 COLUMBIA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .21 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1955, having primarily Wood Shingle Exterior and 2098 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9147.000	380,600		486,100	866,700
Total Card	0.210	380,600		486,100	866,700
Total Parcel	0.210	380,600		486,100	866,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.17 /Parcel: 413.17

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	48424
GIS Ref	
GIS Ref	
Insp Date	09/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 076.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	380,600	0	9,147.	486,100	866,700		Year end	12/23/2021
2021	101	FV	370,000	0	9,147.	486,100	856,100		Year End Roll	12/10/2020
2020	101	FV	370,000	0	9,147.	486,100	856,100	856,100	Year End Roll	12/18/2019
2019	101	FV	271,200	0	9,147.	451,400	722,600	722,600	Year End Roll	1/3/2019
2018	101	FV	291,900	0	9,147.	451,400	743,300	743,300	Year End Roll	12/20/2017
2017	101	FV	291,900	0	9,147.	395,800	687,700	687,700	Year End Roll	1/3/2017
2016	101	FV	291,900	0	9,147.	361,100	653,000	653,000	Year End	1/4/2016
2015	101	FV	280,300	0	9,147.	319,400	599,700	599,700	Year End Roll	12/11/2014

!6366!

PRINT

Date	Time
12/30/21	03:47:31

LAST REV

Date	Time
01/02/20	11:42:26
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6366

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RADOCHIA ROBERT	60022-507		9/18/2012	Convenience	1	No	No		
RADOCHIA ROBERT	60022-490		9/18/2012	Convenience	1	No	No		
RADOCHIA ROBERT	53008-288		6/17/2009	Family		No	No		
RADOCHIA ROBERT	53008-269		6/17/2009	Family		No	No		
RADOCHIA ROBERT	50612-241		1/18/2008	Family	1	No	No		
	11653-407		3/17/1969			No	No		N

USER DEFINED

Prior Id # 1:	48424
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/11/2015	1909	New Wind	11,500					
11/20/2006	1018	Redo Kit	8,000			G8	GR FY08	replacement window
3/21/2006	189	Re-Roof	7,400			G8	GR FY08	
6/5/2003	655	New Wind	2,000					
3/26/2002	181	Wood Dec	7,000	C				REPLACE WDK

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2018	Meas/Inspect	BS	Barbara S
12/17/2008	Meas/Inspect	189	PATRIOT
11/3/2000	Hearing N/C	163	PATRIOT
4/8/2000	Inspected	264	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	266	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9147		Sq. Ft.	Site		0	70.	0.76	12									486,089						486,100	

Total AC/HA:	0.20999	Total SF/SM:	9147	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	486,089	Spl Credit		Total:	486,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.20880795
Const Adj.:	1.00289965
Adj $ / SQ:	169.724
Other Features:	94000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	467574
Depreciation:	86969
Depreciated Total:	380605

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

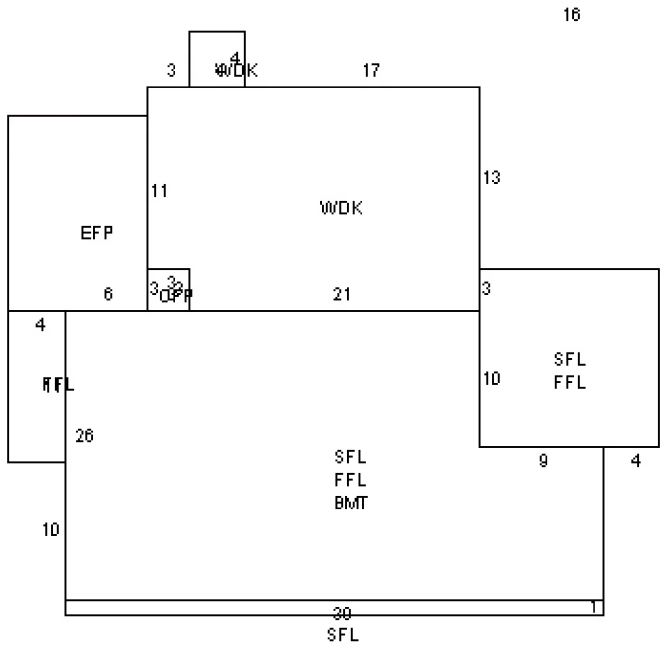
No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	169.72
Special Features:	0	Val/Su Net:	120.90
Final Total:	380600	Val/Su SzAd	202.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	942	169.720	159,880
SFL	Second Floor	937	169.720	159,031
BMT	Basement	729	60.850	44,357
WDK	Deck	391	8.580	3,356
EFP	Enclos Porch	140	46.810	6,553
OFP	Open Porch	9	44.130	397

Net Sketched Area:	3,148			Total:	373,574
Size Ad	1879	Gross Area	3148	FinArea	2098

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	G	GD	1998	0.00	T	12.6	101						

PARCEL ID

076.0-0005-0011.0

More:	N	Total Yard Items:		Total Special Featues:		Total:	